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BILL NO. 2024-20

ORDINANCE NO. 6875

AN ORDINANCE TO UPDATE LVMC 19.17.080 REGARDING HEIGHT BONUS INCENTIVES TO INCLUDE THE T4-M AND T5-N TRANSECT ZONES, WHICH ZONES WERE INADVERTENTLY LEFT OUT OF THE INITIAL ADOPTION, AND TO PROVIDE FOR OTHER RELATED MATTERS.

Proposed by: Seth T. Floyd, Director of Community Development

Summary: Updates LVMC 19.17.080 regarding height bonus incentives to include the T4-M and T5-N Transect Zones, which zones were inadvertently left out of the initial adoption.

THE CITY COUNCIL OF THE CITY OF LAS VEGAS DOES HEREBY ORDAIN AS

FOLLOWS:

SECTION 1: Ordinance No. 6289 and the Unified Development Code adopted as Title 19 of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, are hereby amended as set forth in Section 2 of this Ordinance. The amendments are deemed to be amendments to both Ordinance No. 6289 and the Unified Development Code adopted as Title 19.

SECTION 2: Section 19.17.080 is amended to read as follows:

19.17.080 Height Bonus

A project seeking a height bonus under this Chapter is eligible for a bonus determined in accordance with Table 2 below, taking into account the applicable zoning district and the percentage of [affordable housing] Affordable Housing units proposed. The height bonus allowable refers to the additional height to be allowed in excess of the height otherwise permitted by the General Plan or applicable zoning district. Nothing in the preceding two sentences, however, shall be deemed to authorize additional heights that would exceed the height limitations of an applicable overlay district or conflict with applicable residential adjacency standards.

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Table 2 – Height Bonus		
General Plan Category/FBC Transect Zone	Minimum percentage of total dwelling units proposed as [affordable housing] <u>Affordable Housing</u> units	Height Bonus
TOD-1 TOD-2 TOC-1 TOC-2	10%	3 stories
NXMU	10%	2 stories
T4-N	10%	2 stories
T4-C	10%	3 stories
T4-MS	10%	3 stories
<u>T4-M</u>	<u>10%</u>	<u>1 story</u>
<u>T5-N</u>	<u>10%</u>	<u>2 stories</u>
T5-M	10%	2 stories
T5-C	10%	3 stories
T5-MS	10%	3 stories
T6-UG T6-UG-L	10% 20% 30% 40%	1 story 2 stories 3 stories 4 stories
T6-UC	20% 30% 40% 50%	3 stories 4 stories 5 stories 6 stories

SECTION 3: The Department of Community Development is authorized and directed to incorporate into the Unified Development Code the amendments set forth in Section 2 of this Ordinance.

SECTION 4: If any section, subsection, subdivision, paragraph, sentence, clause or phrase in this ordinance or any part thereof is for any reason held to be unconstitutional or invalid or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of this ordinance or any part thereof. The City Council of the City of Las Vegas hereby

1 declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase
2 thereof irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs,
3 sentences, clauses or phrases be declared unconstitutional, invalid or ineffective.

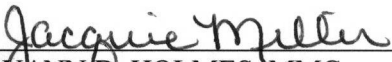
4 SECTION 5: All ordinances or parts of ordinances or sections, subsections, phrases,
5 sentences, clauses or paragraphs contained in the Municipal Code of the City of Las Vegas, Nevada, 1983
6 Edition, in conflict herewith are hereby repealed.

7 PASSED, ADOPTED and APPROVED this 17th day of July, 2024.

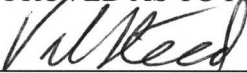
8 APPROVED:

9
10 By 
CAROLYN G. GOODMAN, Mayor

11 ATTEST:

12 
13 ~~BLUANN~~ D. HOLMES, MMC
City Clerk

14 APPROVED AS TO FORM:

15  5-21-24
16 Val Steed, Date
Deputy City Attorney

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The above and foregoing ordinance was first proposed and read by title to the City Council on the 5th day of June, 2024, and referred to a committee for recommendation; hereafter the committee reported favorably on said ordinance on the 17th day of July, 2024, which as a regular meeting of said Council; that at said regular meeting, the proposed ordinance was read by title to the City Council and adopted by the following vote:

VOTING "AYE": Mayor Goodman and Councilmembers, Knudsen, Crear, Seaman, Diaz, Allen-Palenske and Brune

VOTING "NAY": None

EXCUSED: None

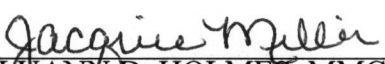
ABSTAINED: None

APPROVED:



CAROLYN G. GOODMAN, Mayor

ATTEST:



JACQUIE MILLER, MMC City Clerk

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2024 JUL 15 PM 2:07
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AFFIDAVIT OF PUBLICATION

STATE OF NEVADA)
COUNTY OF CLARK) SS:

LV CITY CLERK
ATTN: ARLENE
495 S MAIN ST
LAS VEGAS NV 89101

Account #
Order ID

104115
317026

Leslie McCormick, being 1st duty sworn, deposes and says: That she is the Legal Clerk for the Las Vegas Review-Journal/Las Vegas Sun, daily newspaper regularly issued, published and circulated in the Clark County, Las Vegas, Nevada and that the advertisement, a true copy attached for, was continuously published in said Las Vegas Review-Journal/Las Vegas Sun, in 1 edition(s) of said newspaper issued from 07/03/2024 to 07/03/2024, on the following day(s):

07/03/2024

Leslie McCormick

LEGAL ADVERTISEMENT REPRESENTATIVE

Subscribed and sworn to before me on this July 3, 2024

Notary

Pamela Humphrey

BILL NO. 2024-20

AN ORDINANCE TO UPDATE LVMC 19.17.080 REGARDING HEIGHT BONUS INCENTIVES TO INCLUDE THE T4-M AND T5-N TRANSECT ZONES, WHICH ZONES WERE INADVERTENTLY LEFT OUT OF THE INITIAL ADOPTION, AND TO PROVIDE FOR OTHER RELATED MATTERS.

Proposed by:
Seth T. Floyd,
Director of Community Development

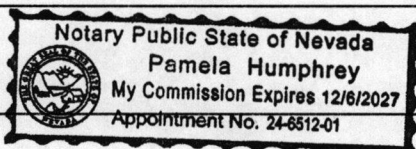
Summary: Updates LVMC 19.17.080 regarding height bonus incentives to include the T4-M and T5-N Transect Zones, which zones were inadvertently left out of the initial adoption.

At the City Council meeting of
June 5, 2024

BILL NO. 2024-20 WAS READ BY TITLE AND REFERRED TO A RECOMMENDING COMMITTEE

COPIES OF THE COMPLETE ORDINANCE ARE AVAILABLE FOR PUBLIC INFORMATION IN THE OFFICE OF THE CITY CLERK, 2ND FLOOR, 495 SOUTH MAIN STREET, LAS VEGAS, NEVADA

PUB: July 3, 2024
LV Review-Journal



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2024 JUL 25 AM 11:27

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AFFIDAVIT OF PUBLICATION

STATE OF NEVADA)
COUNTY OF CLARK) SS:

LV CITY CLERK
ATTN: ARLENE
495 S MAIN ST
LAS VEGAS NV 89101

Account #
Order ID

104115
318825

Leslie McCormick, being 1st duty sworn, deposes and says: That she is the Legal Clerk for the Las Vegas Review-Journal/Las Vegas Sun, daily newspaper regularly issued, published and circulated in the Clark County, Las Vegas, Nevada and that the advertisement, a true copy attached for, was continuously published in said Las Vegas Review-Journal/Las Vegas Sun, in 1 edition(s) of said newspaper issued from 07/20/2024 to 07/20/2024, on the following day(s):

07/20/2024

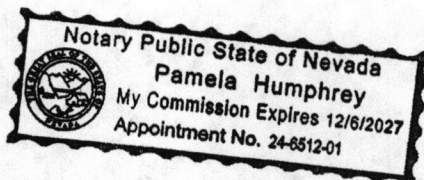
Leslie McCormick

LEGAL ADVERTISEMENT REPRESENTATIVE

Subscribed and sworn to before me on this July 20, 2024

Notary

Pamela Humphrey



**BILL NO. 2024-20
ORDINANCE NO. 6875**

AN ORDINANCE TO UPDATE LVMC 19.17.080 REGARDING HEIGHT BONUS INCENTIVES TO INCLUDE THE T4-M AND T5-N TRANSECT ZONES, WHICH ZONES WERE INADVERTENTLY LEFT OUT OF THE INITIAL ADOPTION, AND TO PROVIDE FOR OTHER RELATED MATTERS.

Proposed by: Seth T. Floyd,
Director of Community
Development

Summary: Updates LVMC 19.17.080 regarding height bonus incentives to include the T4-M and T5-N Transect Zones, which zones were inadvertently left out of the initial adoption.

The above and foregoing ordinance was first proposed and read by title to the City Council on the 5th day of June, 2024, and referred to a committee for recommendation: thereafter the committee reported favorably on said ordinance on the 17th day of July, 2024, which was a regular meeting of said City Council; and that at said special meeting the proposed ordinance was read by title to the City Council as first introduced and adopted by the following vote:

VOTING "AYE": Mayor Goodman and Council members Knudsen, Crear, Seaman, Diaz, Allen-Palenske and Brune

VOTING "NAY": NONE

EXCUSED: NONE

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PUB: July 20, 2024
LV Review-Journal